



Tahoe Basin Area Plan

April 25, 2016



Area Plan Background

- Plan Document Preparation & Coordination with TRPA
 - Area Plan & NOP released on June 3 for 60 day public comment period
 - September 23 RPIC - review range of EIR/EIS Alternatives
 - EIR/EIS preparation since September
 - Area Plan refinements/revisions
- Tahoe City Lodge Project
 - Identified as opportunity site in Area Plan
 - Includes redevelopment of former “Henrikson” site & small portion of TC Golf Course
 - Undergoing separate project & environmental review (funded by applicant)
 - www.tahoecitylodge.com



Tahoe City Lodge Project

- Land capability challenge approved July 9, 2015. SEZ boundaries defined.
 - Refined design to reduce development footprint in SEZ
 - New Site Plan and new floor plans
 - Resulted in reduction to 118 units lodge broken into 3 buildings
- Evolved architectural look and feel to create simulations and renderings
- Refined parking layout based on parking analysis
- Identified potential sites for SEZ restoration with IERS (Integrated Environmental Restoration Services) and TCPUD, installed test plots and monitoring
- Adjacent parcel that was possibly part of the project is no longer a potential addition

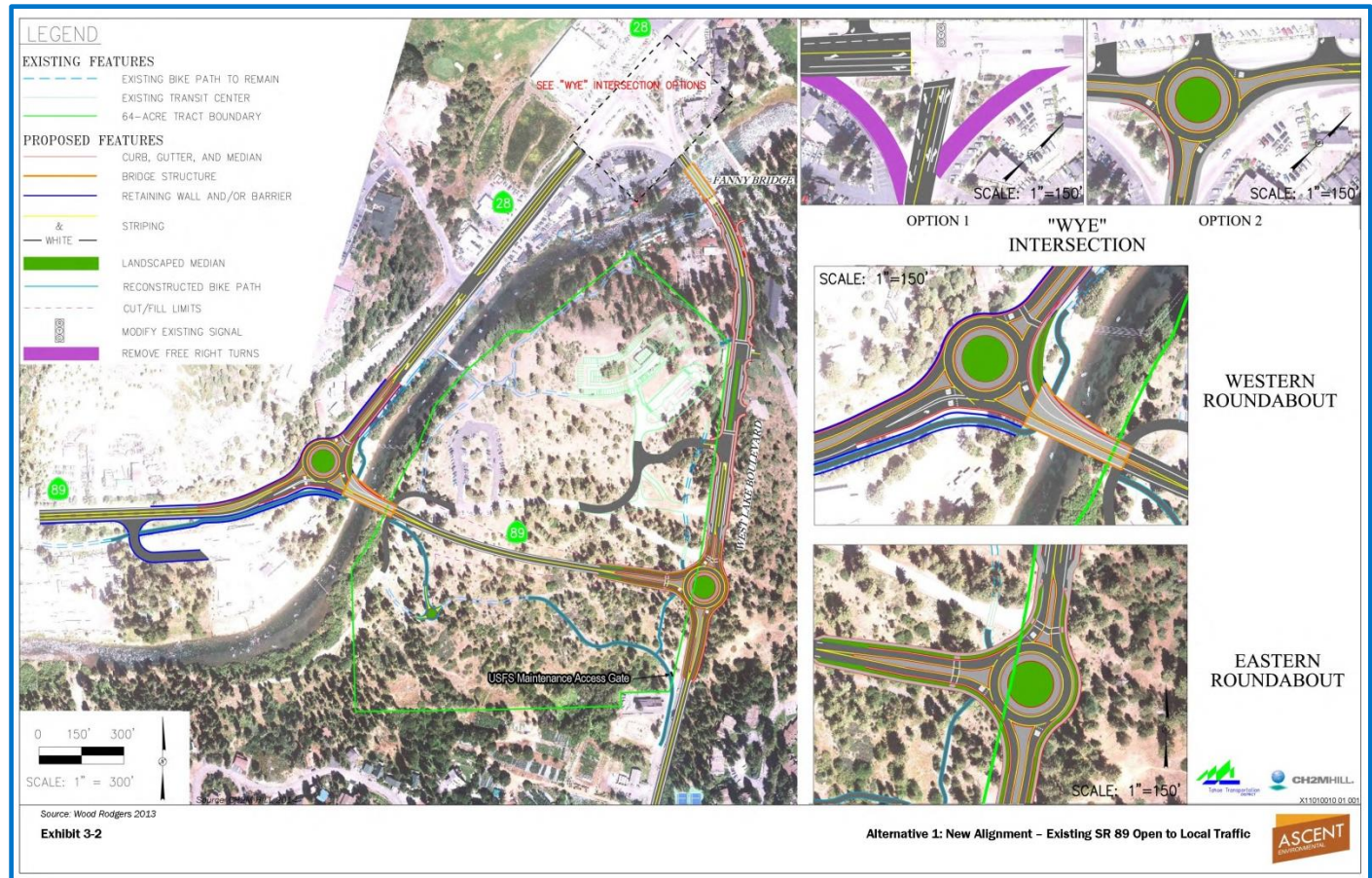


Area Plan Refinements

- Refinements reflective of stakeholder input on Area Plan since the June 2015 release
- September 2015 refinements – to reflect Fanny Bridge/SR 89 approval
- April 2016 refinements – reflective of further input received regarding transit, mobility, and viewshed protection

Area Plan Refinements

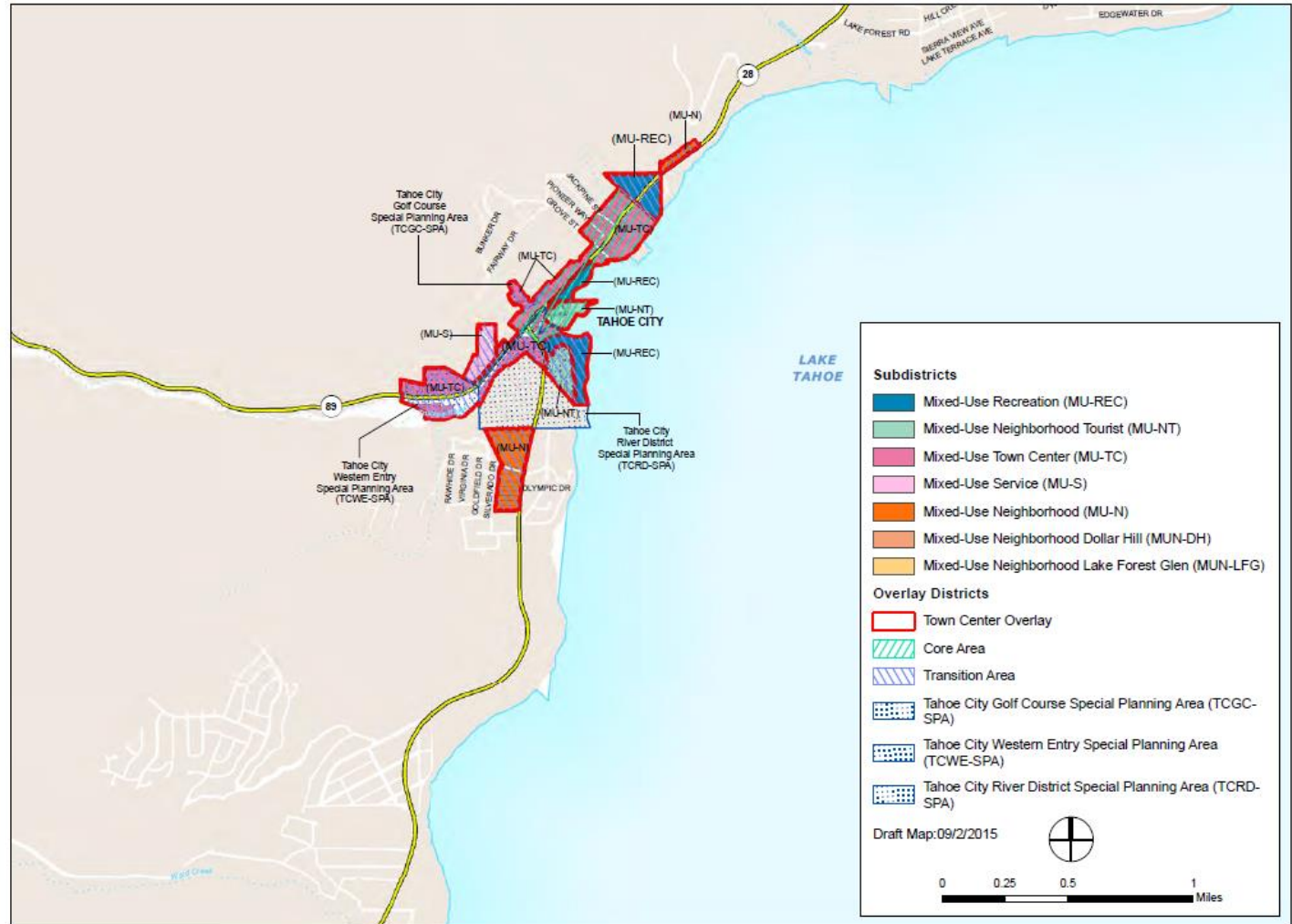
➤ Fanny Bridge/SR 89 Community Revitalization Project



Area Plan Refinements

➤ Tahoe City River District Special Planning

GREATER TAHOE CITY: MIXED USE SUBDISTRICTS

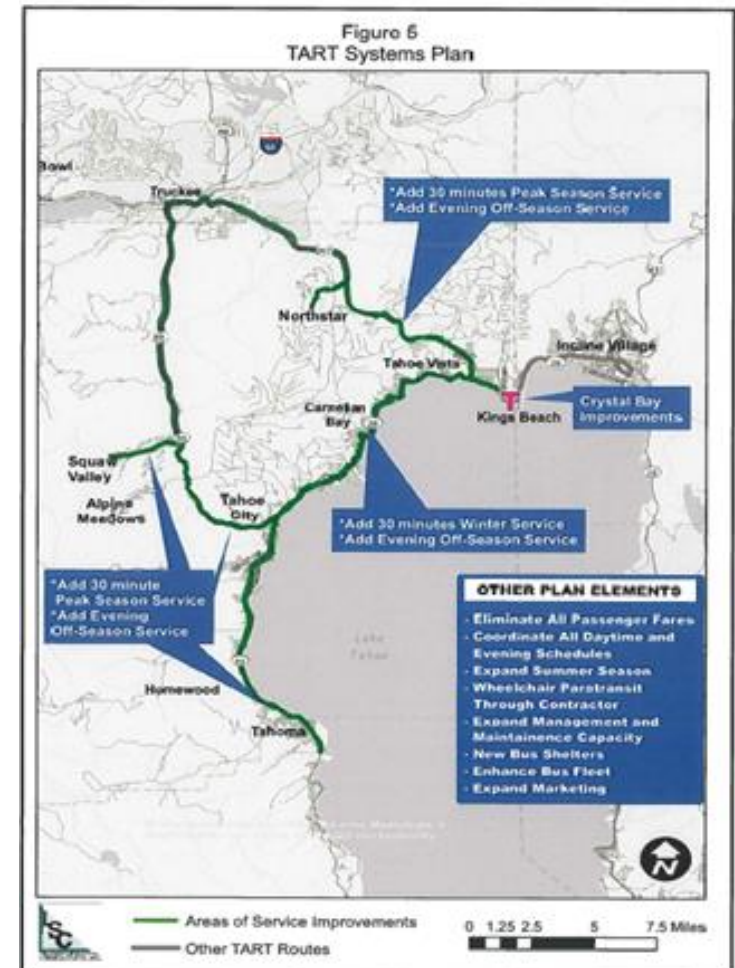


➤ Tahoe City
Mobility Plan

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Area Plan Refinements

➤ TART Systems Plan



Area Plan Refinements

- Additional Transportation Plan Policies (consistent with Active Transportation Plan)
- Ridgeline/Viewshed Protection
- Implementation Plan



Implementing Regulations Refinements

- Greater Tahoe City Mixed-Use Town Center Special Policy – Mobility Plan
- North Tahoe East Mixed-Use Waterfront Recreation Special Policy – Kings Beach State Recreation Area



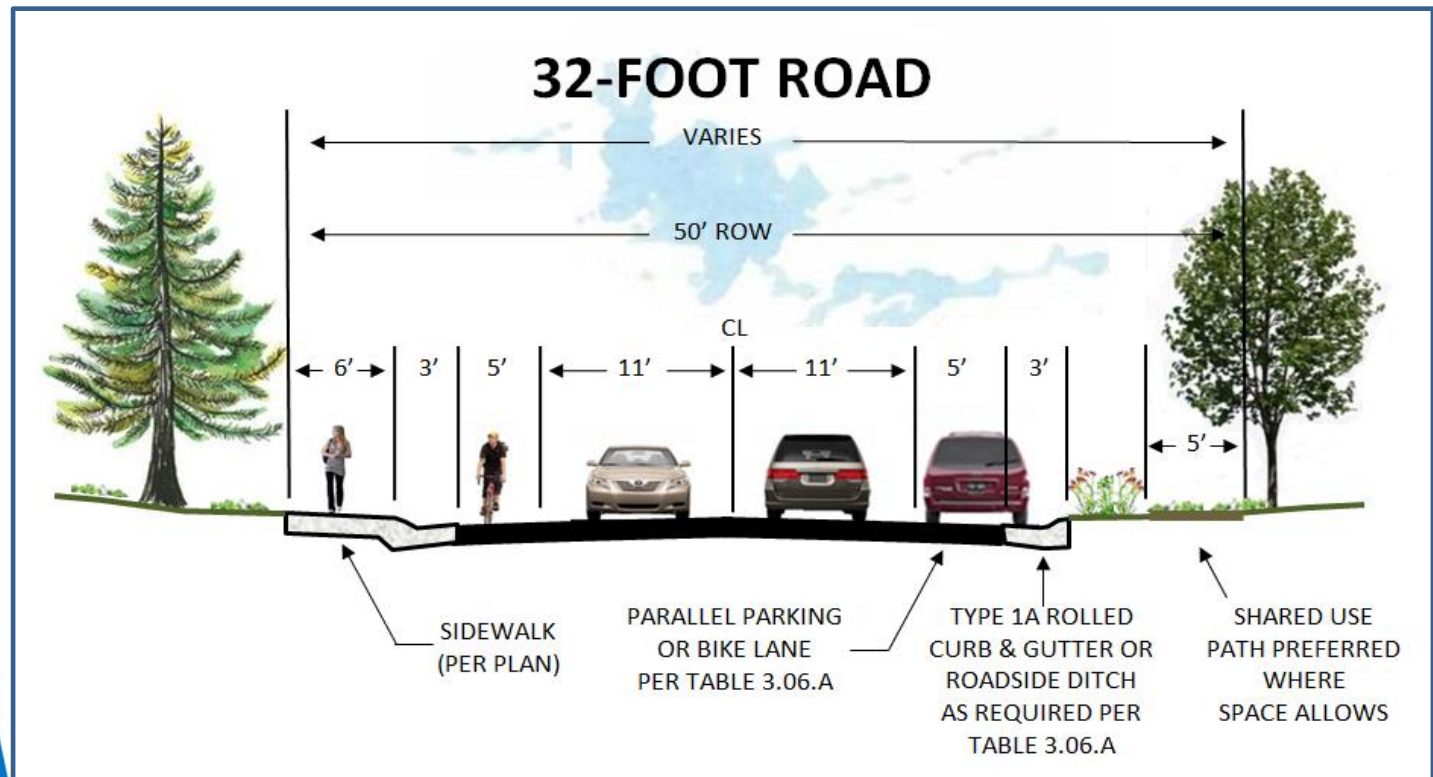
Implementing Regulations Refinements

- Tahoe City Truckee River District Special Planning Area
- Viewshed Protection



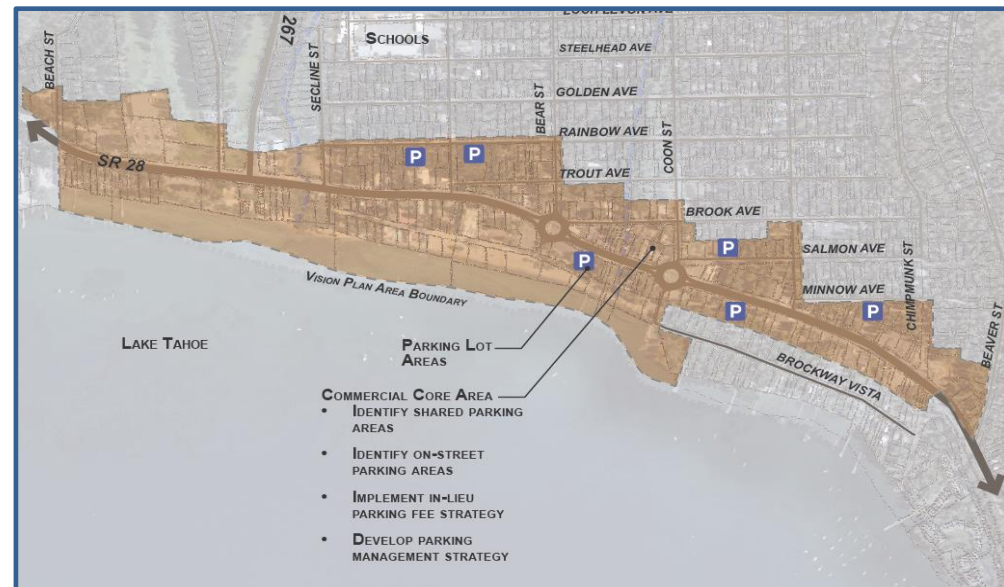
Implementing Regulations Refinements

➤ Streetscape and Roadway Design Standards



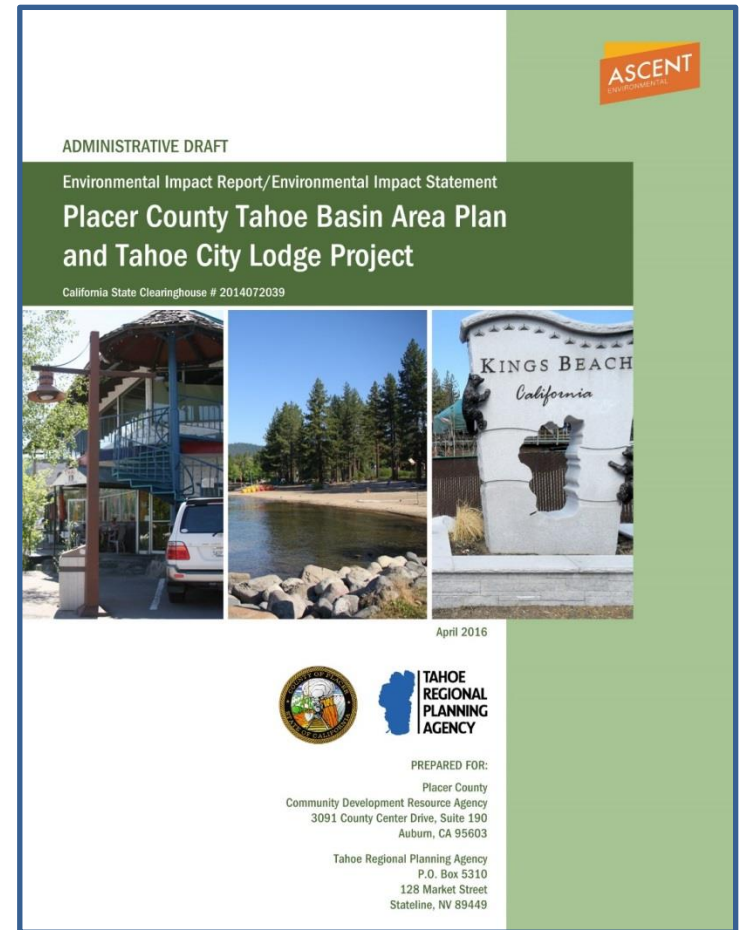
Implementing Regulations Refinements

➤ Parking Standards



Environmental Review Process

- Joint CEQA and TRPA
- Plan and project level analysis
- June – August review period





Requirements for Alternatives

- Reasonable range of alternatives
- Meet project objectives
- Feasible
- Offer an environmental advantage by avoiding or reducing at least one significant project impact



Alternatives Respond to:

- Possible environmental effects and areas of concern
- The scope of the area plan and proposed project
- Public input and scoping comments



Alternative Themes

- **Alternative 1:** Proposed Area Plan/
Proposed Lodge
- **Alternative 2:** Area Plan with No
Substitute Standards or map
revisions/ Reduced Scale Lodge
- **Alternative 3:** Reduced Intensity
Area Plan/ Reduced Height Lodge
- **Alternative 4:** No Area Plan/
Property Remains as Commercial
Center



Differences Between Alternatives

Coverage

Commodity Conversion

Height

Map Designations

Density

Non-contiguous Project Areas

2nd Residential Units

Scale and Design of the Tahoe City Lodge Project

Area Plan Update Status

- Draft EIR/EIS - Mid-June
- Draft EIR/EIS 60-day Public Comment Period
- Five Public Meetings During Public Comment Period
 - Placer County Planning Commission
 - NTRAC
 - TRPA APC
 - TRPA RPIC
 - TRAP Governing Board



Area Plan Update Status

- Public Outreach
 - Area Plan Team Meetings
 - April 25 – Kings Beach
 - May 4 – Tahoe City
 - NTRAC – Regular June Meeting
 - Five Public Meetings During DEIR/DEIS 60-day Public Comment Period (June-August | Meeting Dates/Times TBD)

Area Plan Update Status

- Next Steps
 - Continued stakeholder outreach
 - June 2016 Release of Draft EIR/EIS & Draft Area Plan
 - November 2016 Release of FEIR
 - December 2016 Placer County BOS Adoption
 - TRPA Adoption to Follow Placer Adoption



Questions?

Tahoe Basin Area Plan

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<http://www.placer.ca.gov/departments/communitydevelopment/planning/tahoebasinareaplan>

